



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS**

**May 23, 2018
9:00 A.M.**

The progress of this meeting maybe monitored by visiting townofpalmbeach.com and click on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

- I. **CALL TO ORDER**
- II. **ROLL CALL**
Robert J. Vila, Chairman
Michael B. Small, Vice Chairman
Robert N. Garrison, Member
Alexander C. Ives, Member
Maisie Grace, Member
John David Corey, Member
Nikita Zukov, Member
Betsy Shiverick, Alternate Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES FROM THE APRIL 25, 2018 MEETING**
- V. **APPROVAL OF THE AGENDA**
- VI. **ADMINSTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

VII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS
(3 MINUTE LIMIT PLEASE)**

VIII. **PROJECT REVIEW**

A. DEMOLITIONS AND TIME EXTENSIONS

B-048-2018 Demolition

Address: 224 Angler Ave.

Applicant: Amanda and Alexander Coleman

Professional: Brian Vertesch, SMI Landscape Architecture

Project Description: Requesting demolition of existing single story residence and removal of selected landscaping.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS – OLD BUSINESS

B-054-2017 New Construction

Address: 446 N. Lake Way

Applicant: Stephen A. Levin

Professional: Benjamin Schreier/Affiniti Architects

Project Description: New contemporary two story home and one story accessory garage totaling 13,093 gross s.f. and associated landscaping, hardscape and swimming pool.

Project History:

- June 2017 – Presented and deferred to August 2017 (major restudy requested)
- August 2017 – Deferred at the request of the Architect to September 2017
- September 2017 – Presented and deferred to November 2017 (restudy)
- November 2017 – Presented and deferred to January 2018 (major restudy requested) **change in architect**
- January 2018 – Presented and deferred to February 2018 (based upon Commissioners comments)
- February 2018 – Presented and deferred to March 2018 (restudy)
- March 2018 – Presented and deferred to April 2018 (based upon Commissioners comments)
- April 2018 – Presented and deferred to May 2018.

Call for disclosure of ex parte communication.

B-003-2018 Demolition/New Construction

Address: 2291 Ibis Isle Rd. E.

Applicant: Lynne Eriksen

Professional: Roger Hansrote/ACI

Project Description: Demolition of an existing one story, CBS, 2547 s.f. ranch style single-family residence and swimming pool constructed in 1961.

Construction of a new 3576 s.f. AC area one story single family residence with a 523 s.f. garage, swimming pool and associated landscaping and hardscape.

A motion carried at the April meeting to defer the project for one-month to the May 23, 2018 meeting at the request of the architect.

Please note: The architect for the project has requested a deferral to the October 24, 2018 meeting.

B-008-2018 Demolition/New Construction

Address: 232 Seabreeze Ave.

Applicant: Jim & Robin Carey

Professional: Jeremy K. Walter, AIA/Jeremy K. Walter Architects, LLC

Project Description: Demolition of existing 2 story single family dwelling, 2 story garage, storage shed and pool. New construction of a 2 story single family contemporary home with concrete tile and standing seam zinc coated copper roof, new pool, site walls and landscaping.

At the January meeting, a motion carried to approve the demolition of the existing property as requested. A second motion carried to defer the project for two months to the March meeting for a complete redesign of the project. A motion carried at the March meeting to defer the project for one month to April 25, 2018 for restudy based on the comments from the Commission. A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting.

Applicant requesting approval of revision to demolition landscape plan and a deferral of the new home until the June 27, 2018 meeting.

Call for disclosure of ex parte communication.

B-012-2018 Modifications

Address: 313 ½ Worth Ave.

Applicant: Via Bice Worth Avenue LLC

Professional: Jeffrey W. Smith/Smith Architectural Group

Project Description: Renovation of Via Bice to include new paving, new trellis, retractable awning, landscaping and lighting. Removal of awnings. Renovations to Peruvian Ave façade to include new stone entry, new glass awning, landscaping and lighting, replace awnings. New Doors.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: 1) Request for special exception approval to allow a two (2) story trellis 2) Request for site plan review to modify the Via Bice as follows: a) New mosaic pavers in the Via; b) New 2,240 square foot trellis with retractable awning above; c) New landscaping and lighting; d) New stone entry with awning on Peruvian Avenue; e) Removal of existing canvas awnings; f) New 37.5 square foot addition to existing bay window.

At the February meeting, a recommendation to the Town Council was given that the redesign was a positive step forward in the right direction. A motion carried at the March meeting to allow time for the project to be heard by the Town Council. A motion carried at the March meeting to defer the project at the request of the architect for one month to the April 25, 2018 meeting. A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting.

Please note: The architect for the project has requested a one-month deferral to the June 27, 2018 meeting.

B-030-2018 New Construction

Address: 905 N. Ocean Blvd.

Applicant: Patrick and Lillian Carney

Professional: LeBerge & Ménard Inc.

Project Description: Construction of a new 17,727 sq. ft. two story main house with a basement and a 1,284 sq. ft. single story guesthouse in the Neo-Classical style of architecture. Final hardscape, landscape and drainage plan to be presented as well.

A motion carried at the March meeting to defer the project for one month to the April 25, 2018 meeting for restudy. A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting at the request of the attorney.

Call for disclosure of ex parte communication.

B-034-2018 New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 4/25/18

Address: 901 N. Ocean Blvd.

Professional: PBB Island Properties, LLC

Architect: Roger Janssen/Dailey Janssen Architects

Project Description: Construction of a two-story residence, hardscape, landscape and pool.

A motion carried at the March meeting to defer the project for one month to the April 25, 2018 meeting for restudy based on the comments from the Commissioners. A motion carried at the April meeting that implementation of the proposed variance will not cause negative architectural impact to the subject property. A second motion carried to defer the project to the May 23, 2018 meeting for a restudy of the main house and guesthouse.

Call for disclosure of ex parte communication.

B-037-2018 New Construction

Address: 230 Esplanade Way

Applicant: Brendan & Samantha Carroll

Professional: Pat Segraves/SKA Architect + Planner

Project Description: New construction of two-story Island style home to be approximately 4,500 square feet. Final landscape and hardscape to be provided.

A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting to restudy the first floor windows, height of the home, railings and the landscaping.

Call for disclosure of ex parte communication.

B-045-2018 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 916 S. Ocean Blvd.

Applicant: 916 South Ocean Boulevard, LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Construction of a new two-story residence, pool cabana, beach cabana, pool and spa, landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: 1. 134-227 and 134-1474. Request for site plan approval and special exception to permit construction of a new 500 square foot beach cabana on the portion of the property lying east of S. Ocean Blvd. 2. 134-843(a)(7) and 134-843(a)(10). Request for a zero datum (point of measurement) for the construction of the proposed two story house of 21.5 feet National Geodetic Vertical Datum ("NGVD") in lieu of 17.4 feet NGVD allowed by Code. A building height plane variance and building height variance is requested in order to permit this new zero datum.

A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-047-2018 Landscape/Hardscape

Address: 535 N. County Rd.

Applicant: 535 North County Road LLC

Professional: Steve West/Parker Yannette Design Group

Project Description: Proposed hardscape and landscape plans to accompany previously approved home. Plans include a new driveway, two swimming pools, two fountain features and associated hardscape and landscape.

Call for disclosure of ex parte communication.

B-049-2018 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1558 N. Ocean Way

Applicant: The 1558 North Ocean Way Realty Trust

Professional: Richard Seaberg/RS Architectural Partners, LLC

Project Description: Proposed guesthouse (detached structure) for existing house at 1558 N. Ocean Way.

VARIANCE INFORMATION: Construction of a 1,809 square foot, two-story, guest house on a lot having an area of 29,145 square feet, thereby requiring front and rear yard setbacks and building height plane provisions to comply with those provisions of the R-A Zoning District despite the fact that the subject property is located in the R-B Zoning District. In connection with the proposed construction, the following variances are being requested: a. Section 134-843(a)(5): A request for a variance for the existing house with a front yard setback (east side of the property) of 32 feet in lieu of the 35 foot minimum required in the R-A Zoning District. b. Section 134-157 6: A request for a variance for the proposed guesthouse with a rear yard street side setback (west side of the property) of 30 feet in lieu of the 35-foot minimum required in the R-A Zoning District. c. Section 134-843(a)(7): A request for a variance for the proposed guest house with a building height plane (west side of the property) of 30 feet in lieu of the 38 foot minimum required in the R-A Zoning District.

Call for disclosure of ex parte communication.

B-051-2018 Demolition/New Construction

****This project has to be approved in its entirety before it can be heard at by the Town Council to address the Site Plan Review application****

Address: 232 Bahama Ln.

Applicant: 232 Bahama Lane, LLC

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing one story house. New construction of two-story Island style home to be approximately 4,300 square feet. Final landscaping and hardscaping to be provided.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 4,300 square foot, two-story, single family house on a non-conforming platted lot which is 90 feet in depth in lieu of the 100 foot depth required in the R-B Zoning District.

Call for disclosure of ex parte communication.

B-052-2018 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1030 S. Ocean Blvd.

Applicant: Nedim Soylemez/Contract Purchaser

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Demolition of an existing single family residence with pool. Construction of a new 2-story single family residence with basement and pool. Final hardscape and landscape.

VARIANCE INFORMATION: 1. Request for a variance to allow the construction of a new 13,049 square foot two story residence with a point of measurement of 17.17 feet North American Vertical Datum ("NAVD") in lieu of the 15.16 foot NAVD maximum allowed for the (i) overall building height and (ii) building height. 2. A request to have a building height plane setback 53.16 feet in lieu of the 69-foot minimum setback required for the gable end pediment architectural feature.

Call for disclosure of ex parte communication.

B-054-2018 Additions/Modifications

Address: 1214 N. Ocean Blvd.

Applicant: Mr. & Mrs. John Sculley

Professional: MP Design & Architecture

Project Description: One story loggia addition to existing pool cabana.

Call for disclosure of ex parte communication.

B-055-2018 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 1338 N. Lake Way

Applicant: Sailfish Club of Palm Beach

Professional: Keith Spina/GliddenSpina

Project Description: Expand kitchen, create new walkway from existing parking lot to existing electrical room. New generator room. Pool deck renovation to include replacing pool deck floor, eliminate cabanas and replace with new locker rooms, new cabanas, youth rooms, seating area, covered walkway, awning, new sundeck. Replace wood shake roof with new to match existing.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION:

1. A request for special exception approval with site plan review to allow the following modifications to the Sailfish Club property: Expand kitchen 505 square feet to the east into existing service area (wall and parapet roof will be extended); create a 157 square foot walkway from existing parking lot to existing electrical room and new generator room for service access. Pool deck renovation to include: replace existing pool deck floor with new floor finishes, eliminate cabanas and replace with new locker rooms, new cabanas, youth recreation rooms and seating area, add covered walkway from north side of pool deck to south side of pool deck, awnings to the west side of the pool deck and north side of existing pool deck between existing terrace and dining area (see roof plan), add a 704 square foot sun deck on the southwest side of the pool deck; Install 150 KW generator in a 325 square foot building on east side of the building; Replace wood shake roof with new roof to match existing. 2. A variance is being requested to allow a decrease in landscaped open space to 19.2 % in lieu of the 20.1 % existing and 45%minimum required in the R-B Zoning District.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

A-012-2018 Modifications

Address: 500 Island Dr.

Applicant: Boldan Nowak
Professional: Steven Knight/Alexis Knight Architects, Inc.
Project Description: Replacement of existing lights in the driveway entry pier (4 locations).

A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting.

Call for disclosure of ex parte communication.

A-015-2018 Additions/Modifications

Address: 528 N. Lake Way

Applicant: NLWFL LLC

Professional: Mario Nievera/Nievera Williams Design

Project Description: Proposed concept for north yard to include demo of existing pool, construction of new pool, open-air structure, relocation of generator and pool equipment with new enclosure, new site walls and remodeled landscape.

A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting at the request of the architect.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS – NEW BUSINESS

A-017-2018 Modifications/Landscape

Address: 735 Island Dr.

Applicant: Ocean Island One LLC

Professional: Thomas Kirchhoff/Kirchhoff & Associates

Project Description: New site walls and associated perimeter landscaping.
Modify equipment locations.

Call for disclosure of ex parte communication.

A-021-2018 Modifications

Address: 232 Colonial Ln.

Applicant: SKIK, LLC (Zvenka Kleinfeld, Manager)

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Proposal of fenestration changes to previously approved project.

Call for disclosure of ex parte communication.

IX. OTHER BUSINESS

X. ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)

XI. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT**

XII. **ADJOURNMENT**

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.